

Before the Board of Supervisors County of Placer, State of California

In the matter of:

Resolution No.: 2022-166

ADOPT A RESOLUTION ANNEXING
DOUBLE S RANCH SUBDIVISION, (APN
474-080-025-000) INTO COUNTY SERVICE
AREA 28, ZONE OF BENEFIT 165 – DRY
CREEK FIRE

The following Resolution was duly passed by the Board of Supervisors of the County
of Placer at a regular meeting held July 26, 2022, by the following vote:

Ayes: GORE, WEYGANDT, HOLMES, JONES, GUSTAFSON

Noes: NONE

Absent: NONE

Signed and approved by me after its passage.


Chair, Board of Supervisors

Attest:


Clerk of said Board

WHEREAS, a condition of approval of the Double S Ranch Subdivision (PLN 17-00324) (Subdivision) was the imposition of fees to provide fire and emergency services for the benefit of the Subdivision;

WHEREAS, the Subdivision is located within the boundaries of the existing County Service Area 28, Zone of Benefit 165, which provides fire and emergency services; and

WHEREAS, the property owner of record (Owner) of the Subdivision desire to record a subdivision map; and

WHEREAS, the Owner has consented to the imposition of fees for said Subdivision to satisfy the conditions of approval to obtain a final subdivision map; and

WHEREAS, the Owner has approved ballots to set a charge on the Subdivision; and

WHEREAS, the Board finds said ballots constitute unanimous approval of the charge by the Owners within the Subdivision after proper notice has been given of the right to protest.

NOW THEREFORE BE IT RESOLVED BY THE PLACER COUNTY BOARD OF SUPERVISORS AS FOLLOWS:

1. The Board of Supervisors does hereby confirm the inclusion of the property depicted in Exhibit 1 and Exhibit 2 into Zone of Benefit 165 Dry Creek Fire within County Service Area 28, which comprises the Double S Ranch subdivision (APN 474-080-025-000), and that the Zone of Benefit shall provide certain fire and emergency services for the parcels.
2. The Board of Supervisors does hereby establish with the consent of the Owners and in conformance with Section 4 of the Article XIID of the California Constitution and pursuant to Government Code section 25210 *et seq.*, a charge against Assessor Parcel Number 474-080-025-000 and against each residential lot that may now exist, or which may be created by any final map; an annual assessment not to exceed \$245.18 per residential lot, plus a cost of living modification based on the percent change in the Consumer Price Index for All Urban Consumers (CPI-U) for the San Francisco – Oakland – San Jose metropolitan area commencing with the 2022-2023 fiscal year, which shall not exceed 5% in any one year. The assessment is to be first collected in FY 2022-23.
3. Effective Date. This resolution shall take effect upon its adoption.

Exhibit 1 – Legal Description

Exhibit 2 – Map

Attachment A, Exhibit 1 – Legal Description

Annexation to CSA 28,
Zone of Benefit 165
Double S Ranch
Placer County, CA

The parcel described herein-below is situated in the County of Placer, State of California and is a portion of the northwest one-quarter of the northwest one-quarter of Section 9, Township 10 North, Range 6 East, M.D.M., being also a portion of the land described in those certain Grant Deeds to "William C. Sawtell, as Trustee of the William C. Sawtell Living Trust, dated 7 November, 2017, per Document No. 2017-0095846, of Official Records as to an undivided one-third interest; Joanne F. Osella, Trustee U/D/T dated February 14, 2007 F/B/O Joanne F. Osella, known as the Joanne F. Osella 2007 Revocable Trust per Document No. 2017-0095845, of Official Records, as to an undivided one-third interest; Steven Lane Harris per Document No. 2008-0095891 of Official Records, Joyce L. Taylor, Surviving Trustee of the Taylor Living Trust dated February 27, 1998 per Document No. 2019-0002294 of Official Records and Fritz Harris-Glade and Christine Lee Harris-Glade, Trustees of the Revocable Trust of Christine L. Harris-Glade dated July 19, 2007, per Document No. 2009-0072656 of Official Records, all as to an undivided one-third interest", hereinafter referred to as the lands of Sawtell, TOGETHER WITH a portion of that certain Grant Deed to Victor J.G. Novak and Kelly Novak, husband and wife as joint tenants, per Document No. 2008-0000844, Official Records Placer County, hereinafter referred to as the lands of Novak, described as follows:

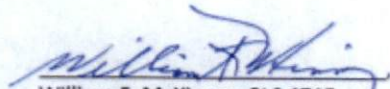
Beginning at a Point located on the north line of said Section 9 which bears along said north line North 89° 25' 27" East 25.00 feet from the northwest corner thereof, said Point of Beginning being also the northwest corner of said lands of Sawtell; thence from said Point of Beginning along the north line of said Section 9 and the north line of the lands of Sawtell North 89° 25' 27" East 696.67 feet to an angle point in the north line of the lands of Sawtell, said angle point being also the northwest corner of the lands of Novak; thence continuing along the north line of said Section 9, being also the north line of the said lands of Novak North 89° 25' 27" East 13.52 feet; thence leaving the north line of said Section 9, being also the north line of the lands of Novak, South 00° 18' 27" East 185.00 feet; thence North 89° 25' 27" East 236.48 feet to a point from which the southeast corner of said lands of Novak bears North 00° 18' 27" West 10.00 feet on the extension of the east line of said lands of Novak; thence North 00° 18' 27" West along the extension of said east line 10.00 feet to the southeast corner of the lands of Novak, said point being also on the north line of the lands of Sawtell; thence along the north line of the lands of Sawtell the following three (3) courses:

- (1) North 89° 25' 27" East 225.00 feet,
- (2) North 00° 18' 27" West 50.00 feet and
- (3) North 89° 25' 27" East 125.00 feet to the northeast corner thereof, said point being also located on the east line of the Northwest one-quarter of the Northwest one-quarter of said Section 9;

thence along the east line of the lands of Sawtell, being also the east line of the Northwest one-quarter of the Northwest one-quarter of said Section 9, South 00° 18' 27" East 1200.46 feet to the southeast corner thereof, being also the southeast corner of the lands of Sawtell; thence along the south line of the northwest one-quarter of the northwest one-quarter of said Section 9, being also

the south line of the lands of Sawtell South 89° 20' 15" West 1298.30 feet to the southwest corner of the lands of Sawtell; thence along the west line of the lands of Sawtell North 00° 14' 16" West 1327.44 feet to the Point of Beginning; containing 37.242 Acres, more or less.

End of Description


William F. McKinney, PLS 4715

AUG 5, 2021
Date

